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VIA HAND DELIVERY

September 19, 2007

Mr. Subrata Basu Interim Director Department of Planning and Zoning Stephen P. Clark Center 111 NW 1st Street 11th Floor Miami, FL 33128



ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEFT.

BY

RE:

Letter of Intent for Application for Parcel Located at S.W. Corner of S.W. 94 Street and S.W. 83 Avenue.

Dear Subrata:

This law firm represents Ronald Chavez, Ramiro Chavez, and Magali Chavez (the "Applicants") who own the above-described property (the "Property"). Please let this letter serve as the Applicants' letter of intent in order to request a district boundary change on the Property to permit the development of three new homes.

The Property. The Property is just over a net acre in size and is zoned Estate Single Family One Acre Gross (EU-1). The block on which the Property is located represents a small island of EU-1 in the midst of a sea of Estate Modified (EU-M) zoned parcels. The Property currently is developed with a single family home.

Development Plan. The Applicants propose to re-zone the Property to the EU-M zoning district and subdivide the Property into three new home sites. As the attached plans demonstrate, the Applicants have designed three potential model types. Models B and C are designed to be accommodated on any of the three proposed lots. Model A is anticipated to be developed on the newly created corner lot.

Each model features two alternate elevation designs to provide future buyers with the flexibility of choosing between a Mediterranean Revival design Mr. Subrata Basu September 19, 2007 Page 2 of 2

and a design inspired by the Florida Vernacular architecture of the last century. The Applicants believe that any of the proposed designs will be compatible and consistent with the character of the surrounding area's development.

Zoning Request. In order to accommodate the proposed development plan, the Applicants hereby make the following zoning request:

1. A district boundary change to Estate Modified (EU-M).

<u>Conclusion</u>. We look forward to your favorable recommendation. Should you have any questions or concerns, please do not hesitate to phone my direct line at (305) 377-6229.

Sincerely

Graham Penn

CC:

John Kovacs

Jeffrey Bercow, Esq.

Melissa Tapanes Llahues, Esq.

SEP 19 2007

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